



## Gadebridge Lane, Hemel Hempstead, HP1 3JG

**£325,000**

Situated in a gated development overlooking Gadebridge Park is this top floor purpose built apartment. Boasting two bedrooms, ensuite to bedroom one, 14'6 living area, fitted kitchen, double glazing, allocated parking, SHARE OF FREEHOLD and is being sold with no upper chain. Located within easy reach of Hemel Hempstead Old Town and High Street with all of the shopping, restaurant and travel facilities and the M1, M25 and A41 road links.

## Communal Hallway

Stairs to all floors and secure entryphone system.

## Entrance Hall

Front door, entryphone, wood flooring and loft access.

## Lounge Area 14'6 x 14'5 max (4.42m x 4.39m max)



Two double glazed windows, two wall mounted electric heaters and TV point.

## Kitchen Area 9'5 x 6'7 (2.87m x 2.01m)



Fitted kitchen with wall and base units and stone works surfaces to compliment, stainless steel 1 1/2 bowl sink and drainer, electric hob with cooker hood over, electric oven, integrated fridge freezer, integrated dishwasher, washer/dryer.

## Bedroom One 13'3 max x 11'1 max (4.04m max x 3.38m max)



Double glazed window, wall mounted electric heater and fitted wardrobes.

## En Suite



Shower cubicle with rainfall shower head, pedestal wash hand basin, low level wc, extractor fan, heated towel rail, tiled walls and floor.

## **Bedroom Two 9'8 x 8'7 (2.95m x 2.62m)**



Double glazed window and wall mounted electric heater.

## **Bathroom**



Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, extractor fan and heated towel rail.

## **Communal Gardens**

Laid to lawn with views over Gadebridge Park

## **Allocated Parking**

One allocated parking space and three visitor spaces.

## Floor Plan

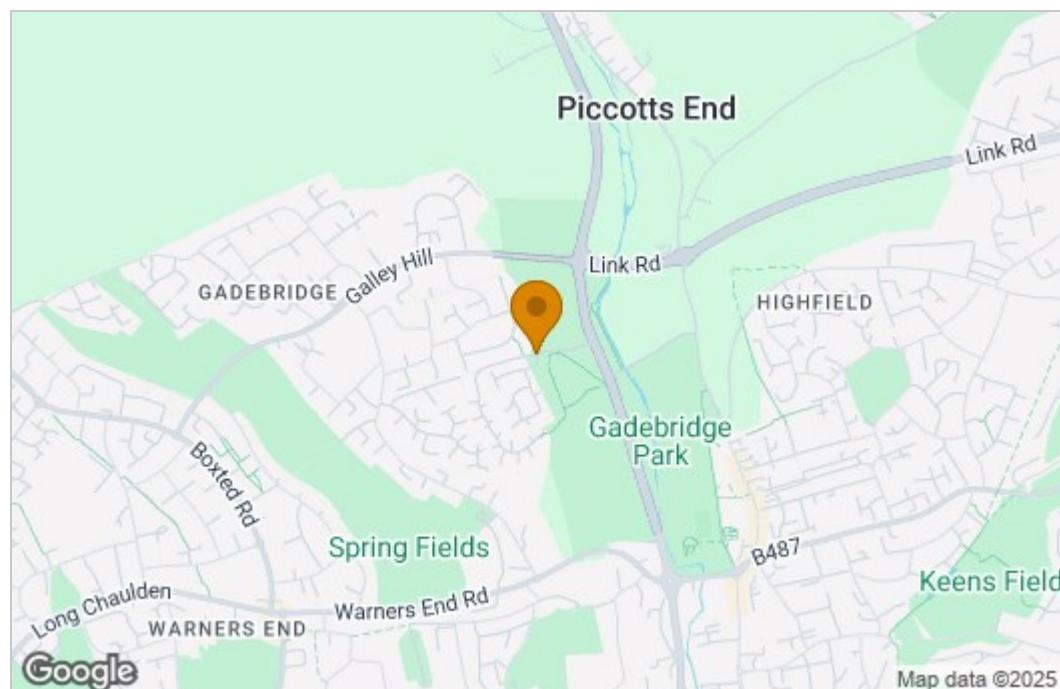


Floor Plan

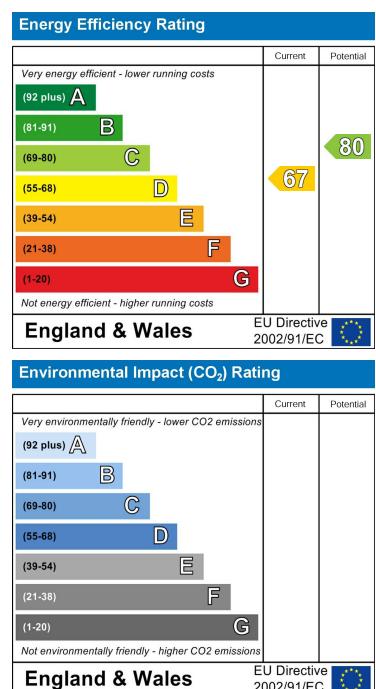
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Area Map



## Energy Efficiency Graph



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